

**Riverside Library – Program Discussion  
Riverside, California**

Job No. 6041.01

**Date:** Monday, September 28, 2009  
**Time:** 5:00 – 6:15pm  
**Location:** Riverside Main Library, Main Conference Room

**1. Site Parameter Analysis**

- a. Setbacks
  - 35' at Mission Inn Avenue
  - 8' at Orange Street
  - 20' at Unitarian Church
  - 5' – 8' Planting Strips
- b. Chinese Pavilion
- c. Surface Parking Spaces (85)
- d. Remaining Available Gross Square Footage on Site:
  - 40,950 GSF
- e. New Program =  $100,000 \text{ GSF} / 1.43 = 70,000 \text{ NSF}$ .
- f. Floor Area Ratio =  $100,000 \text{ GSF} / 40,950 \text{ GSF} = 2.5$  stories.

**2. Site Strategy**

- a. Concentrate parking to one area.
  - Clear layout easy to negotiate.
  - All parking spaces have a view of the front door.
  - Contained in northeast corner.
  - May be used for special events (tenting) and other programs
  - Provides for future expansion space.
- b. Building Massing:
  - Provides full extent of library presence on Mission Inn Ave. and Orange St.
  - Matches the massing of Mission Inn along Orange St.
  - Creates opportunity for two library entrances (front and back) with the same service point.
  - Allows for maximum natural light to perimeter of library.

**3. Program Analysis**

- a. Scheme A Interior Atrium concept
  - Allows for natural light to interior of library.
- b. Scheme B Exterior Courtyard concept
  - Exterior park like setting in a controlled space for library users.
  - Continues mission style architectural vocabulary.
  - Allows for natural light to interior of library.
- c. Both separate public extended hours programming from regular library hours program.

**4. Today's Goals:**

- a. Approval of planning assumptions:
  - Parking location
  - Building massing and sq. footage.
  - Courtyard approach
- b. Direction on existing basement opportunities:
  - Parking (ruled out previously, not in current budget)
  - Program options
    - 1. Staff/services. (not recommended)

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**4. Today's Goals cont'd:**

2. Mechanical spaces.
  3. Storage/archives.
  4. Will require fire stairs and elevator access.
  5. May save on fill and compacting/excavation costs.
- c. Direction on community based extended hours programming:
- Stand alone satellite with separate systems and entrance.
  - Integrated into library with shared systems and entrance.

**5. Next Steps:**

- a. Test options for program layout.
- b. Develop circulation layouts.
- c. Integrate core elements including toilet requirements, vertical circulation and shafts.
- d. Study mechanical system lay outs and sizes.